

## MEMORANDUM

DATE: June 16, 2011  
TO: Policy Committee  
FROM: Luke Vinciguerra, Planner  
SUBJECT: Development Standards – Draft Parking Ordinance

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Staff presented a framework for the parking ordinance revisions to the Policy Committee in February. As a reminder, topics discussed during Stage I included:

- an administrative waiver process by which applicants can propose an alternative number of spaces less than the ordinance requirement if it can be demonstrated to the Planning Director why the ordinance requirements are not applicable;
- establishing a parking cap at 120% of the minimum parking requirement;
- reevaluating uses in high demand (category A) parking;
- an attempt to internally connect commercial development in Community Commercial and Neighborhood Commercial designated land; and
- reducing the maximum parking bay size requirement to be consistent with the landscape ordinance.

The Policy Committee was supportive of staff recommendations but requested an examination of medical and restaurant parking requirements and a more aggressive approach to shared parking. This topic was presented at the February and March Board work sessions where there were no comments.

Due to the legal complexities of shared parking (such as easements), there is difficulty in requiring it; however, the concept will be promoted through language in Section 24-59(g)(2), waivers, and staff's creation of a model shared parking agreement. Regarding medical parking, the ordinance currently requires 7 spaces per practitioner or one space per every 250 square feet (whichever is greater). The industry standard is 4.5 spaces per 1,000 square feet. Staff finds the County's current standard is similar to the national average and does not recommend any changes. For restaurants, staff has reviewed past applications and has not noted any parking-related problems.

Attached are the proposed Stage II revisions to the parking ordinance which codify the topics discussed during Stage I discussions. Staff requests that the Policy Committee offer comments on this draft ordinance prior to the Board of Supervisors work session later this summer.

### Attachments

1. Draft ordinance language